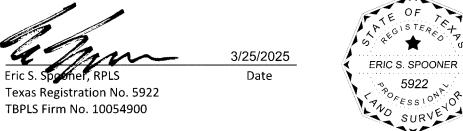


THAT I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground during the month of June, 2025



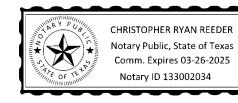
### **STATE OF TEXAS §**

### **COUNTY OF TARRANT §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 25th day of March , 2025.





Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of

### **Transportation Impact Fees**

procuring the permission of anyone.

The City of Fort Worth has an ordinance implementing the assessments and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer same.

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

# **Construction Prohibited Over Easements**

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas electric, cable or other utility easement of any type.

# **Private Common Areas and Facilities**

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

# Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

### Pressure Reducing Valves (P.R.V.) Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

**Public Open Space Easement** 

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

# DEVELOPMENT LAND USE TABLE

 TOTAL AREA 21.9302 ACRES (955,278 SQUARE FEET) NUMBER OF COMMERCIAL LOTS (2 LOTS). SMALLEST COMMERCIAL LOT (2.3625 ACRES) TOTAL ROW DEDICATION (0 ACRES) DENSITY 0.09 LOTS PER ACRE

# SURVEYOR:

SECRETARY

RORRY GROUP LLC

FRISCO, TX 75034

5605 FM 423, STE 500-367

ATTN: Larry S. Waggoner



(817) 685-8448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10054900 S&A No. 20086 rev 12/11/24

### FINAL SHORT PLAT OF **LOTS 1 & 2, BLOCK 1 NTEXCON ADDITION**

CASE NO. FS-25-019

THE J.J. ROBERTS SURVEY, ABSTRACT NO. 1305, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 21.9302 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 21.926 ACRE TRACT OF LAND CONVEYED TO NORTH TEXAS CONTRACTING, INC., BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D217065538, O.P.R.T.C.T., AND BEING ALL OF A CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO RORRY GROUP LLC, BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D223067668, O.P.R.T.C.T.

BEING A PLAT OF A 21.9302 ACRE TRACT OF LAND LOCATED IN

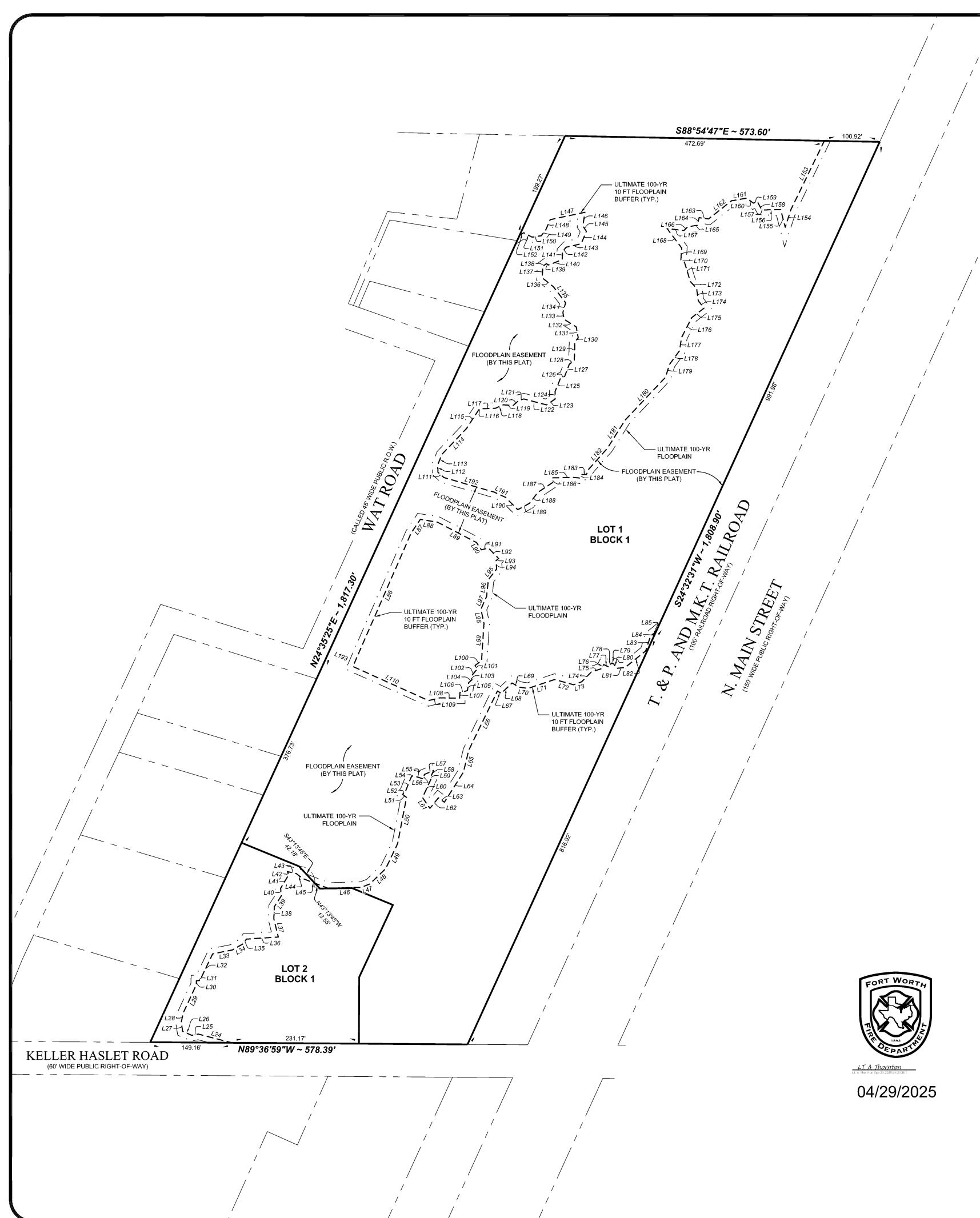
21.9302 ACRES MARCH 2025

RECORDED IN DOCUMENT NO.

, DATE

SHEET 1 OF 2

Page 4 of 4 D225075326



LINE TABLE				LINE TABLE				LINE TABLE			LINE TABLE					LINE TABLE		LINE TABLE		
LINE#	BEARING	LENGTH	L	.INE#	BEARING	LENGTH		LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH		LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L24	S75°31'23"E	63.49'		L54	S50°08'52"W	3.88'		L84	S50°49'57"W	6.78'	L114	S43°21'31"W	36.22'		L144	S22°32'31"W	24.68'	L174	N36°54'01"W	17.34'
L25	N80°24'40"E	12.46'		L55	N71°57'01"W	19.74'		L85	N04°11'15"W	5.75'	L115	S33°11'06"W	40.50'		L145	S33°10'09"E	11.60'	L175	N52°28'46"E	28.15'
L26	S66°22'06"E	17.76'		L56	S16°14'10"W	8.56'		L86	S23°34'49"W	264.96'	L116	S65°16'02"W	4.07'		L146	S08°19'33"W	25.17'	L176	N27°03'30"E	40.40'
L27	S08°48'46"E	16.96'		L57	S66°43'29"W	18.12'		L87	S33°36'18"W	30.51'	L117	S87°48'50"W	26.69'		L147	N78°05'50"E	64.45'	L177	N09°16'02"E	24.89'
L28	S12°21'30"W	17.19'		L58	N24°24'35"E	12.08'		L88	N80°33'41"W	31.88'	L118	S65°44'44"W	15.47'		L148	N23°33'18"E	20.75'	L178	N36°17'54"E	30.57'
L29	S24°54'25"W	56.64'		L59	N17°22'07"W	3.16'		L89	N62°25'15"W	80.10'	L119	N86°38'28"W	18.41'		L149	N37°56'42"E	13.25'	L179	N17°26'57"E	24.64'
L30	S01°41'04"W	7.47'		L60	N24°36'04"E	38.87'		L90	N33°50'20"W	15.93'	L120	S48°52'56"W	14.72'		L150	N81°34'41"E	16.94'	L180	N43°17'11"E	107.79'
L31	S87°23'52"W	6.21'		L61	N34°38'03"W	23.86'		L91	S75°59'33"W	13.27'	L121	S76°18'45"W	8.55'		L151	S62°21'39"E	17.24'	L181	N32°01'00"E	59.67'
L32	S25°40'00"W	53.82'		L62	S38°47'52"W	24.72'		L92	N44°11'58"W	26.52'	L122	N75°25'39"W	42.69'		L152	N58°25'29"E	8.75'	L182	N41°40'05"E	51.88'
L33	S78°29'36"W	36.95'		L63	N53°19'34"W	13.40'		L93	N48°13'21"E	6.35'	L123	S55°53'23"W	18.88'		L153	N25°53'47"E	139.85'	L183	S87°04'51"E	7.88'
L34	S60°24'49"W	23.51'		L64	S32°29'02"W	51.97'		L94	N05°04'00"W	15.01'	L124	S00°05'45"E	14.09'		L154	N17°56'41"E	33.42'	L184	N34°09'31"E	8.02'
L35	S30°32'02"W	9.35'		L65	S13°31'25"W	41.08'		L95	N37°56'55"E	24.62'	L125	S22°28'52"W	25.94'		L155	S14°21'16"E	33.25'	L185	N88°48'28"E	36.42'
L36	S86°21'53"W	58.49'		L66	S25°53'18"W	120.02'		L96	N06°05'28"E	30.56'	L126	S66°16'46"W	8.34'		L156	N88°39'24"E	30.72'	L186	N02°03'35"E	8.58'
L37	S14°09'51"E	34.22'		L67	N59°47'47"W	8.13'		L97	N23°38'50"E	25.78'	L127	S20°40'32"W	23.63'		L157	S70°21'34"E	4.96'	L187	N56°19'52"E	32.34'
L38	S02°53'08"W	22.15'		L68	S46°15'18"W	27.12'		L98	N12°03'27"W	26.25'	L128	S51°46'28"W	11.69'		L158	S27°48'03"E	15.43'	L188	N37°18'04"E	25.07'
L39	S32°25'24"W	23.67'		L69	N58°51'47"W	14.41'		L99	N03°43'21"E	68.13'	L129	S01°12'23"W	33.41'		L159	N68°15'14"E	7.80'	L189	N61°39'15"E	24.43'
L40	S05°27'27"E	13.70'		L70	N81°53'47"W	16.92'		L100	N53°26'52"E	14.65'	L130	S40°28'57"W	9.76'		L160	S53°06'18"E	15.15'	L190	S44°57'07"E	31.99'
L41	S31°02'42"W	29.46'		L71	S71°31'20"W	51.19'		L101	N18°46'39"W	8.56'	L131	S09°54'16"E	20.26'		L161	N79°51'59"E	23.95'	L191	S65°10'10"E	22.18'
L42	S30°25'23"E	5.97'		L72	N74°25'47"W	35.67'		L102	N40°18'22"E	14.98'	L132	S57°58'18"E	26.22'		L162	N51°36'21"E	53.41'	L192	S73°48'33"E	95.79'
L43	N77°27'36"W	17.13'		L73	S70°03'29"W	15.69'		L103	N09°20'16"W	6.77'	L133	S10°08'46"E	12.63'		L163	S82°13'38"E	17.51'	L193	S65°24'35"E	50.82'
L44	N51°39'34"W	13.79'		L74	S44°45'08"W	25.35'		L104	N47°36'24"E	7.79'	L134	S15°43'10"W	18.48'		L164	N12°45'03"E	14.30'			
L45	N68°45'04"W	49.79'		L75	S71°55'46"W	19.46'		L105	N09°15'12"E	14.69'	L135	S37°29'32"E	36.63'		L165	N81°27'41"E	17.69'			
L46	S88°27'12"W	60.76'		L76	S27°32'38"W	8.52'		L106	N75°02'23"E	14.38'	L136	S51°04'24"E	26.21'		L166	N45°00'00"E	9.86'			
L47	S68°55'28"W	16.85'		L77	N63°54'43"W	11.03'		L107	N01°41'00"E	9.96'	L137	S02°50'00"W	20.87'		L167	S82°55'10"E	31.10'			
L48	S45°55'36"W	40.26'		L78	S27°06'47"W	8.44'		L108	S89°26'50"E	36.58'	L138	S54°17'09"W	8.17'		L168	N36°52'00"W	44.46'			
L49	S25°34'26"W	50.37'		L79	N71°38'26"W	4.82'		L109	N76°25'52"E	20.65'	L139	N57°45'30"W	4.58'		L169	N03°30'00"E	21.70'			
L50	S10°54'48"W	86.03'		L80	N29°10'25"W	9.33'		L110	S65°44'17"E	151.30'	L140	S68°26'29"W	26.75'		L170	N55°29'22"W	7.94'			
L51	S51°43'24"E	9.07'		L81	S84°52'15"W	16.11'		L111	S48°07'34"E	14.26'	L141	S02°38'34"W	15.36'		L171	N16°47'45"W	36.50'			
L52	S52°24'37"W	5.65'		L82	S51°10'05"W	48.27'		L112	S02°52'03"E	13.36'	L142	S42°54'17"W	10.16'		L172	N42°49'00"W	17.04'			
L53	S21°43'26"W	30.33'		L83	S18°03'32"W	28.66'		L113	S21°45'43"W	20.62'	L143	S77°19'14"W	27.65'		L173	N07°39'29"W	22.62'			

CASE NO. FS-25-019 FINAL SHORT PLAT OF

# LOTS 1 & 2, BLOCK 1 **NTEXCON ADDITION**

**OWNERS:** 



KELLER, TX 76244 FRISCO, TX 75034 PH: (817) 819-6691 ATTN: Zach Fusilier ATTN: Larry S. Waggoner

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-8448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10054900 S&A No. 20086 rev 12/11/24

RECORDED IN DOCUMENT NO.

BEING A PLAT OF A 21.9302 ACRE TRACT OF LAND LOCATED IN THE J.J. ROBERTS SURVEY, ABSTRACT NO. 1305, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 21.9302 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 21.926 ACRE TRACT OF LAND CONVEYED TO NORTH TEXAS CONTRACTING, INC., BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D217065538, O.P.R.T.C.T., AND BEING ALL OF A CALLED 2.36 ACRE TRACT OF

LAND CONVEYED TO RORRY GROUP LLC, BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D223067668, O.P.R.T.C.T.

21.9302 ACRES MARCH 2025

SHEET 2 OF 2